185.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,240,700 / 1,240,700
					USE VALUE:	1,240,700 / 1,240,700
					ASSESSED:	1,240,700 / 1,240,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
275		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOUVELLON CHANTAL/TRS
Owner 2:	WILLIAMS PAUL/TRS/E A DIJON TR
Owner 3:	
Street 1:	275 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOUVELLON CHANTAL -
Owner 2:	-
Street 1:	275 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,263 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Vinyl Exterior and 4606 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7263.000	794,200		446,500	1,240,700
Total Card	0.167	794,200		446,500	1,240,700
Total Parcel	0.167	794,200		446,500	1,240,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 269.37 | /Parcel: 269.3

Legal Description

User Acct 124190

GIS Ref

GIS Ref

Insp Date 08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.0-0001-0002.0

!14349!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	794,200	0	7,263.	446,500	1,240,700	1,240,700	Year End Roll	12/18/2019
2019	101	FV	558,700	0	7,263.	446,500	1,005,200	1,005,200	Year End Roll	1/3/2019
2018	101	FV	558,700	0	7,263.	376,400	935,100	935,100	Year End Roll	12/20/2017
2017	101	FV	558,700	0	7,263.	344,500	903,200	903,200	Year End Roll	1/3/2017
2016	101	FV	558,700	0	7,263.	293,400	852,100	852,100	Year End	1/4/2016
2015	101	FV	530,200	0	7,263.	255,200	785,400	785,400	Year End Roll	12/11/2014
2014	101	FV	530,200	0	7,263.	236,000	766,200	766,200	Year End Roll	12/16/2013
2013	101	FV	468,500	0	7,263.	224,500	693,000	693,000		12/13/2012

PRINT

Date	Time
12/11/20	04:12:34

LAST REV

Date	Time
09/06/18	16:51:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOUVELLON CHANT	1292-144		11/5/2004	Family	99	No	No		
FORD PAMELA	1187-99		5/15/1998		263,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2003	663	Addition	50,000	C		G6	GR FY06	2 STY, LAP POOL 1S
5/15/2001	409	Addition	75,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	TTL REFUSAL	HS	Hanne S
10/3/2013	MLS	BR	B Rossignol
11/12/2008	Measured	336	PATRIOT
11/2/2005	Fieldrev-Chg	BR	B Rossignol
2/22/2005	Inspected	BR	B Rossignol
5/22/2002	Permit Visit	PM	Peter M
5/11/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	124190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7263		Sq. Ft.	Site		0	70.	0.88	7									446,521						446,500	

Total AC/HA: 0.16674 | Total SF/SM: 7263 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,521 | Spl Credit | Total: 446,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.92272723
Const Adj.:	0.99594003
Adj $ / SQ:	124.062
Other Features:	168750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802543
Depreciation:	36917
Depreciated Total:	765626

COMMENTS

PDAS / WATER BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	9	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	2001
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

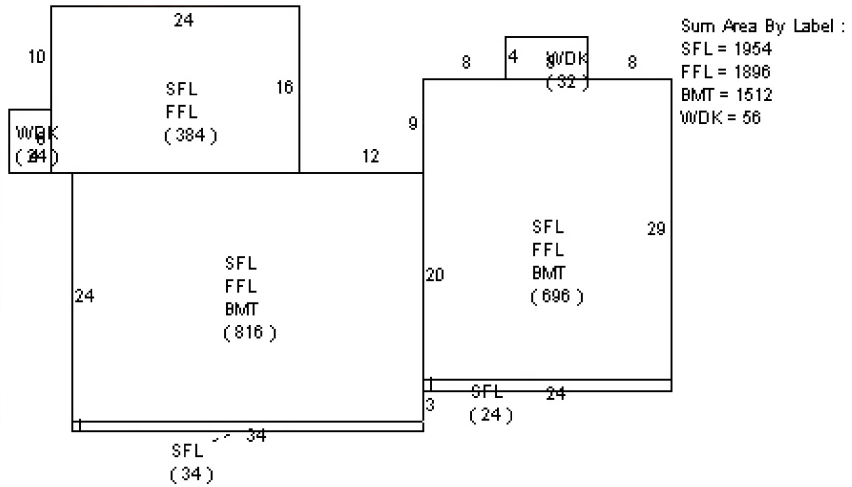
No Unit	RMS	BRS	FL
1	14	9	M
Totals			
1	14	9	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.47
Special Features:	28600	Val/Su Net:	146.59
Final Total:	794200	Val/Su SzAd	206.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,954	124.060	242,418
FFL	First Floor	1,896	124.060	235,222
BMT	Basement	1,512	54.430	82,302
WDK	Deck	56	15.940	892

Net Sketched Area:	5,418	Total:	560,834
Size Ad	3850	Gross Are	5418	FinArea	4606
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2000	0.00	T	15.2	101						
95	Sauna	D	S	1	10x10	G	AV	2005	31.25	T	11.2	101			2,800			2,800
10	Pool-Conc.	D	S	1	15x30	G	GD	2005	49.98	T	8.4	101			25,800			25,800
2	Frame Shed	D	Y	1	8X8	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:	28,600	Total:	28,600

IMAGE

AssessPro Patriot Properties, Inc